

4-2-020 PURPOSE AND INTENT OF ZONING DISTRICTS:

A. GENERAL:

Reviewing Official approval of projects in the zones is contingent upon the determination that the proposed developments are consistent with the purpose of the zone and the purpose and intent of the land use designations and guiding policies of the Comprehensive Plan.

The Comprehensive Plan Land Use Element policies for each corresponding zone classification and the Community Design Element, Housing Element, Environmental Element, and Utilities Element shall be used together with the purpose statements for each zone and map designation set forth in the following sections to guide interpretation and application of land use regulations within the zones and designations and any changes to the range of permitted uses within each zone through amendments to the code.

B. RESOURCE CONSERVATION ZONE (RC):

The Resource Conservation Zone (RC) is established to provide a very low-density residential zone that endeavors to provide some residential use of lands characterized by extensive critical areas or lands with agricultural uses. It is intended to implement the Low Density Residential Comprehensive Plan designation. This zone promotes uses that are compatible with the functions and values of designated critical areas and allows for continued production of food and agricultural products. No minimum density is required.

The Resource Conservation Zone is also intended to provide separation between areas of more intense urban uses; encourage or preserve very low-density residential uses; reduce the intensity of uses in accordance with the extent of environmentally sensitive areas such as floodplains, wetlands and streams, aquifers, wildlife habitat, steep slopes, and other geologically hazardous areas; allow for small-scale farming to commence or continue; and provide viable uses within urban separators.

Interpretation of uses and project review in this zone shall be based on the purpose statement, objectives and policy direction in the Residential Low Density land use designation, Objective LU-DD, Policies LU-133 through LU-142, and the Community Design Element of the Comprehensive Plan.

C. RESIDENTIAL-1 DU/ACRE (R-1):

The Residential-1 Dwelling Unit Per Net Acre Zone (R-1) is established to provide and protect suitable environments for residential development of lands characterized by pervasive critical areas where limited residential development will not compromise critical areas. It is intended to implement the Low Density Residential Comprehensive Plan designation. The zone provides for suburban estate single family and clustered single family residential dwellings, at a maximum density of one dwelling unit per net acre and allows for small scale farming associated with residential use. It is further intended to protect critical areas, provide separation between neighboring jurisdictions through designation of urban separators as adopted by the Countywide Policies, and prohibit the development of incompatible uses that may be detrimental to the residential or natural environment. No minimum density is required.

Interpretation of uses and project review in this zone shall be based on the objectives and policy direction established in the Residential Low Density land use designation, Objective LU-DD, Policies LU-133 through LU-142, and the Community Design Element of the Comprehensive Plan.

D. RESIDENTIAL-4 DU/ACRE (R-4):

The Residential-4 Dwelling Units Per Net Acre Zone (R-4) is established to promote urban single family residential neighborhoods serviceable by urban utilities and containing amenity open spaces. It is intended to implement the Residential Low Density Comprehensive Plan designation. The Residential-4

Dwelling Units Per Net Acre Zone (R-4) will allow a maximum density of four (4) dwelling units per net acre. The R-4 designation serves as a transition between rural designation zones and higher density residential zones. It is intended as an intermediate lower density residential zone; applied to Residential Low Density Comprehensive Plan land use designation on the Land Use Map.

Larger lot subdivisions are preferred; however, "small lot clusters" are allowed on sites where open space amenities are created. Resulting development is intended to be superior in design and siting than that which would normally otherwise occur. Small lot clusters may also meet objectives such as the provision of efficient sewer services.

Interpretation of uses and project review in this zone shall be based on the purpose statement, objectives and policy direction established in the Residential Low Density land use designation, Objectives LU-DD and LU-EE, Policies LU-133 through LU-146, and the Community Design Element of the Comprehensive Plan. (Ord. 5355, 2-25-2008)

E. RESIDENTIAL-8 DU/ACRE (R-8):

The Residential-8 Dwelling Units Per Net Acre Zone (R-8) is established for single family residential dwellings allowing a range of four (4) to eight (8) dwelling units per net acre. It is intended to implement the Single Family Land Use Comprehensive Plan designation. Development in the R-8 Zone is intended to create opportunities for new single family residential neighborhoods and to facilitate high-quality infill development that promotes reinvestment in existing single family neighborhoods. It is intended to accommodate uses that are compatible with and support a high-quality residential environment and add to a sense of community.

Interpretation of uses and project review in this zone shall be based on the purpose statement, objectives and policy direction established in the Residential Single Family land use designation, Objective LU-FF, Policies LU-147 through LU-156, and the Community Design Element of the Comprehensive Plan.

F. RESIDENTIAL MANUFACTURED HOME PARK ZONE (RMH):

The Residential Manufactured Home Park Zone (RMH) is established to promote development that is single family in character and developed to offer a choice in land tenancy. Standards provide for safe and high-quality manufactured home neighborhoods. It is intended to implement the Low Density, Single Family and Medium Density Land Use Comprehensive Plan designation. The RMH Zone is intended to protect established manufactured home parks and to expand the variety of affordable housing types available within the City.

Interpretation of uses and project review in this zone shall be based on the purpose statement, objectives and policy direction established in the Residential Low Density land use designation, Objectives LU-DD through LU-EE, Policies LU-133 through LU-146, Residential Single Family land use designation, Objective LU-FF, Policies LU-147 through LU-156, or the Residential Medium Density land use designation, Objectives LU-GG through LU-II, Policies LU-157 through LU-181 and the Community Design Element of the Comprehensive Plan. (Ord. 5332, 12-10-2007)

G. RESIDENTIAL-10 DU/ACRE (R-10):

The Residential-10 Dwelling Units Per Net Acre Zone (R-10) is established for medium-density residential development that will provide a mix of residential styles including detached dwellings or semi-attached dwellings on small lots, attached townhouses, and small-scale attached flats. It is intended to implement the Medium Density Land Use Comprehensive Plan designation. Development promoted in the zone is intended to increase opportunities for detached and semi-attached single family dwellings as a percent of the housing stock, as well as allow some small-scale attached housing choices and to create high-quality infill development that increases density while maintaining the single family character of the existing

neighborhood. Allowable base densities range from four (4) to ten (10) dwelling units per net acre. The zone serves as a transition to higher density multi-family zones.

Interpretation of uses and project review in this zone shall be based on the purpose statement, objectives and policy direction established in the Residential Medium Density land use designation, Objectives LU-GG through LU-II, Policies LU-157 through LU-181, and the Community Design Element of the Comprehensive Plan. (Ord. 5286, 5-14-2007)

H. RESIDENTIAL-14 DU/ACRE (R-14):

The purpose of the Residential-14 Dwelling Units Per Net Acre Zone (R-14) is to encourage development, and redevelopment, of residential neighborhoods that provide a mix of detached, semi-attached, and attached dwelling structures organized and designed to combine characteristics of both typical detached single family and small-scale multi-family developments. It is intended to implement the Residential Medium Density or the Center Village Land Use Comprehensive Plan designations. Densities range from ten (10) to fourteen (14) units per net acre with opportunities for bonuses up to eighteen (18) dwelling units per net acre. Structure size is intended to be limited in terms of bulk and scale so that the various unit types allowed in the zone are compatible with one another and can be integrated together into a quality neighborhood. Project features are encouraged, such as yards for private use, common open spaces, and landscaped areas that enhance a neighborhood and foster a sense of community. Civic and limited commercial uses may be allowed when they support the purpose of the designation.

Interpretation of uses and project review in this zone shall be based on the purpose established in the Residential Medium Density land use designation, Objectives LU-GG through LU-II, Policies LU-157 through LU-181, or the Center Village land use designation, Objective LU-CCC, Policies LU-317 through LU-332, and the Community Design Element of the Comprehensive Plan. (Ord. 5286, 5-14-2007)

I. RESIDENTIAL MULTI-FAMILY (RM):

1. Purpose: The Residential Multi-Family Zone (RM) is established to implement the multi-family policies of the Land Use Element of the Comprehensive Plan. The RM Zone provides suitable environments for multi-family dwellings. It is further intended to conditionally allow uses that are compatible with and support a multi-family environment.

2. Classifications: The density allowed under this zone will be identified by the suffix that is applied. This zone will normally be applied with one of three (3) suffixes:

a. “F” (Multi-Family): The RM-F suffix allows for the development of both infill parcels in existing multi-family districts with compatible projects and other multi-family development. It is intended to implement the Multi-Family or Center Village Land Use Comprehensive Plan designation. Density ranges from ten (10) to twenty (20) du/acre.

Interpretation of uses and project review in this suffix shall be based on the purpose statement objectives and policy direction established in the Residential Multi-Family land use designation, Objectives LU-JJ through LU-LL, Policies LU-182 through LU-192, or the Center Village land use designation, Objective LU-CCC, Policies LU-317 through LU-332.

b. “T” (Traditional): The RM-T suffix occurs in areas where compact, traditional residential neighborhood development already exists, or in Comprehensive Plan designations where traditional residential neighborhoods are planned in the future. It is intended to implement the Urban Center – Downtown designation or Center Village Land Use Comprehensive Plan designation in the Land Use Element of the Comprehensive Plan. Density ranges from fourteen (14) to thirty five (35) du/acre.

c. “U” (Urban Center): The RM-U suffix provides for high-density, urban-scale, multi-family choices. Development standards promote a pedestrian-scale environment and amenities. Density ranges from twenty five (25) to seventy five (75) du/acre. This zone, combined with the CD and RM-T Zones, is intended to implement the Urban Center – Downtown Land Use Comprehensive Plan designation or Center Village Land Use Comprehensive Plan designation.

Interpretation of uses and project review in suffix RM-U and RM-T shall be based on the purpose statement objectives and policies of the Urban Center – Downtown land use designation, Objectives LU-OO through LU-XX, Policies LU-216 through LU-264, or the Center Village land use designation, Objective LU-CCC, Policies LU-317 through LU-332 and the Community Design Element of the Comprehensive Plan. (Amd. Ord. 4971, 6-10-2002; Ord. 5286, 5-14-2007)

J. COMMERCIAL NEIGHBORHOOD ZONE (CN):

The purpose of the Commercial Neighborhood Zone (CN) is to provide for small-scale convenience retail/commercial areas offering incidental retail and service needs for the adjacent area. It implements the Commercial Neighborhood Land Use Comprehensive Plan designation. Uses serving a larger area may be appropriate if they also serve the residents of the immediate area and are compatible with the scale and character of the neighborhood. This designation is the smallest and least intensive of the City’s commercial zones.

Interpretation of uses and project review in this zone shall be based on the purpose statement, objectives and policy direction established in the Commercial Neighborhood land use designation, Objective LU-WWW, Policies LU-422 through LU-430, and the Community Design Element of the Comprehensive Plan.

K. CENTER VILLAGE ZONE (CV):

1. Purpose: The purpose of the Center Village Zone (CV) is to provide an opportunity for concentrated mixed-use residential and commercial redevelopment designed to urban rather than suburban development standards that supports transit-oriented development and pedestrian activity. Use allowances promote commercial and retail development opportunities for residents to shop locally. Uses and standards allow complementary, high-density residential development, and discourage garden-style, multi-family development.

2. Scale and Character: The Center Village Zone (CV) is intended to provide suitable environments for district-scaled retail and commercial development serving more than one neighborhood, but not providing City-wide services.

Interpretation of uses and project review in this zone shall be based on the purpose statement, objectives and policy direction established in the Center Village land use designation, Objective LU-CCC, Policies LU-317 through LU-332, Residential Medium-Density land use designation, Objectives LU-GG through LU-II, Policies LU-157 through LU-181, or the Residential Multi-Family land use designation, Objectives LU-JJ through LU-LL, Policies LU-182 through LU-192, and the Community Design Element of the Comprehensive Plan. (Ord. 5286, 5-14-2007)

L. COMMERCIAL ARTERIAL ZONE (CA):

The purpose of the Commercial Arterial Zone (CA) is to evolve from “strip commercial” linear business districts to business areas characterized by enhanced site planning and pedestrian orientation, incorporating efficient parking lot design, coordinated access, amenities and boulevard treatment with greater densities. The CA Zone provides for a wide variety of indoor and outdoor retail sales and services and other commercial activities along high-volume traffic corridors. Limited residential uses may be

~~integrated into the zone if there are permanent physical connections to commercial uses. The zone includes five designated business districts along mapped corridors designed to encourage concentrated commercial activity, a focal point of pedestrian activity along the corridor, and visual interest. Designated business districts include: Automall, Sunset Boulevard, Northeast Fourth, Puget Drive, and Rainier Avenue. Residential uses may be integrated into the zone through mixed use buildings. The zone includes the designated Automall District.~~ The CA Zone is intended to implement the Commercial Corridor and Employment Area Valley land use designations.

~~Interpretation of uses and project review in this zone shall be based on the objectives and policy direction established in the Commercial Corridor land use designation, Objectives LU-DDD through LU-UUU, Policies LU-333 through LU-405 or the Employment Area Valley land use designation, Objectives LU-ZZZ through LU-BBBB, Policies LU-445 through LU-460, and the Community Design Element of the Comprehensive Plan.~~ (Ord. 5191, 12-12-2005; Ord. 5355, 2-25-2008)

M. CENTER DOWNTOWN (CD):

The purpose of the Center Downtown Zone (CD) is to provide a mixed-use urban commercial center serving a regional market as well as high-density residential development. Uses include a wide variety of retail sales, services, multi-family residential dwellings, and recreation and entertainment uses. This zone, combined with the RM-U, is intended to implement the Urban Center – Downtown Land Use Comprehensive Plan designation.

Interpretation of uses and project review in this zone shall be based on the purpose statement, objectives and policy direction established in the Urban Center – Downtown land use designation, Objectives LU-OO through LU-XX, Policies LU-216 through LU-264 or the Residential Multi-Family land use designation, Objectives LU-JJ through LU-LL, Policies LU-182 through LU-192, and the Community Design Element of the Comprehensive Plan.

N. COMMERCIAL OFFICE ZONE (CO):

The Commercial Office Zone (CO) is established to provide areas appropriate for professional, administrative, and business offices and related uses, offering high-quality and amenity work environments. It is intended to implement the Employment Area Valley land use designation and the office policies of the Commercial Corridor Land Use Comprehensive Plan designation. In addition, a mix of limited retail and service uses may be allowed to primarily support other uses within the zone, subject to special conditions. Limited light industrial activities, which can effectively blend in with an office environment, are allowed, as are medical institutions and related uses.

Interpretation of uses and project review in this zone shall be based on the purpose statement, objectives and policy direction established in the Commercial Corridor land use designation, Objective LU-DDD, Policies LU-333 through LU-335, Objective LU-FFF, Policies LU-339 through LU-345, Objectives LU-HHH and LU-III, Policies LU-357 through LU-370, or the Employment Area-Valley land use designation, Objectives LU-AAAA and LU-BBBB, Policies LU-444 through LU-459, and the Community Design Element of the Comprehensive Plan. (Ord. 5355, 2-25-2008)

O. COMMERCIAL/OFFICE/RESIDENTIAL ZONE (COR):

The purpose of the Commercial/Office/Residential Zone (COR) is to provide for a mix of intensive office, hotel, convention center, and residential activity in a high-quality, master-planned development that is integrated with the natural environment. It is intended to implement the Commercial/Office/Residential Land Use Comprehensive Plan designation. Commercial retail and service uses that are architecturally and functionally integrated are permitted. Also, commercial uses that provide high economic value may be allowed if designed with the scale and intensity envisioned for the COR Zone. Policies governing these uses are contained in the Land Use Element, Commercial/Office/Residential section of the City's

Comprehensive Plan. The scale and location of these sites will typically denote a gateway into the City and should be designed accordingly.

Interpretation of uses and project review in this zone shall be based on the purpose statement, objectives and policy direction established in the Commercial/Office/Residential land use designation, Objective LU-VVV, Policies LU-406 through LU-421, and the Community Design Element of the Comprehensive Plan. (Amd. Ord. 5001, 2-10-2003; Ord. 5369, 4-14-2008)

P. LIGHT INDUSTRIAL ZONE (IL):

The purpose of the Light Industrial Zone (IL) is to provide areas for low-intensity manufacturing, industrial services, distribution, storage, and technical schools. It is intended to implement the Employment Area Industrial, Employment Area Valley, and Commercial Corridor designation of the Comprehensive Plan. Uses allowed in this zone are generally contained within buildings. Material and/or equipment used in production are not stored outside. Activities in this zone do not generate external emissions such as smoke, odor, noise, vibrations, or other nuisances outside the building. Compatible uses that directly serve the needs of other uses in the zone are also allowed.

Interpretation of uses and project review in this zone shall be based on the purpose statement, objectives and policy direction established in the Employment Area Industrial land use designation, Objective LU-ZZZ, Policies LU-436 through LU-443, Commercial Corridor land use designation, Objectives LU-DDD through LU-UUU, Policies LU-333 through LU-405, or the Employment Area Valley land use designation, Objectives LU-AAAA and LU-BBBB, Policies LU-444 through LU-459, and the Community Design Element of the Comprehensive Plan.

Q. MEDIUM INDUSTRIAL ZONE (IM):

The purpose of the Medium Industrial Zone (IM) is to provide areas for medium-intensity industrial activities involving manufacturing, processing, assembly and warehousing. It is intended to implement the Employment Area Valley and Employment Area Industrial Comprehensive Plan designation. Uses in this zone may require some outdoor storage and may create some external emissions of noise, odor, glare, vibration, etc., but these are largely contained on-site. Compatible uses that directly serve the needs of other uses permitted within the district are also allowed.

Interpretation of uses and project review in this zone shall be based on the purpose statement, objectives and policy direction established in the Employment Area Industrial land use designation, Objective LU-YYY, Policies LU-437 through LU-443 or the Employment Area Valley land use designation, Objectives LU-ZZZ through LU-BBBB, Policies LU-444 through LU-459, and the Community Design Element of the Comprehensive Plan.

R. HEAVY INDUSTRIAL ZONE (IH):

The purpose of the Heavy Industrial Zone (IH) is to provide areas for high-intensity industrial activities involving heavy fabrication, processing of raw materials, bulk handling and storage, construction, and heavy transportation. It is intended to implement the Employment Area Valley and Employment Area Industrial Comprehensive Plan designation. Uses in this zone may require large outdoor areas in which to conduct operations. Environmental impacts may be produced that affect off-site areas requiring isolation of the industrial activity from more sensitive land uses. Compatible uses that directly serve the needs of other uses permitted within the district are also allowed.

Interpretation of uses and project review in this zone shall be based on the purpose statement objectives and policy direction established in the Employment Area Industrial land use designation, Objective LU-ZZZ, Policies LU-437 through LU-443 or the Employment Area Valley land use designation, Objectives LU-AAAA and LU-BBBB, Policies LU-444 through LU-459, and the Community Design Element of the Comprehensive Plan. (Ord. 5355, 2-25-2008)

S. URBAN CENTER – NORTH ZONES (UC-N1 AND UC-N2):

1. Purpose: The Urban Center – North Zones are established to provide an area for pedestrian-scale mixed-use development that supports the residential and employment goals of Renton's Urban Center – North. The UC-N1 and UC-N2 Zones are intended to attract a wide range of office, technology, commercial, and residential uses. The overall mix and intensity of uses within both zones will develop over time. Consequently, decisions made in early phases of redevelopment will need to take into consideration the potential for further infill and intensification of uses. The overall mix and intensity of uses is intended to create an urban rather than suburban character. The form of development is expected to use urban development standards and therefore, setbacks, heights, landscaping, parking, and design standards are to be urban in scale and configured in a layout utilizing the street system to create a human-scale, pedestrian-oriented new center. Uses that support urban center development are allowed. Development is expected to include amenities such as gateways, water access, and open space. High-quality development is anticipated, encompassing a mix of residential neighborhoods, shopping, and employment districts and public facilities. The designation is also intended to allow continuation of airplane manufacturing and accessory airplane manufacturing uses, as land area formerly occupied by those uses is transformed to combinations of retail, service, office, residential, and civic uses.

2. Classifications: The Urban Center North is divided into two zones:

a. Urban Center – North 1 (UC-N1): This zone is anticipated to be the first to redevelop from airplane manufacturing and its accessory uses. The district is intended to attract new retail, office, and technology-related uses that co-exist with continued airplane manufacturing in the short run, but provide a standard of development that stimulates further investment and transition of uses in the longer term. Large-scale retail uses are allowed as anchors, which, when combined with smaller pedestrian-oriented development, create a quality regional retail area. Residential uses are allowed in a mixed-use format to support the office/commercial mixed-use center. The UC-N1 Zone establishes a gateway to the overall UC-N designation and provides transition to industrial uses located to the east and low-intensity residential and commercial areas to the south.

b. Urban Center – North 2 (UC-N2): This zone allows continued airplane manufacturing and its accessory functions. Upon redevelopment, the UC-N2 zone is anticipated to become the core of the Urban Center – North. New development in the zone is anticipated to create distinctive urban neighborhoods, mixed use employment centers, and significant public open space and amenities. The UC-N2 Zone is distinguished by redevelopment that will be sensitive to and take advantage of proximity to the urban shorelines along Lake Washington and the Cedar River.

Interpretation of uses and project review in these zones shall be based on the objectives and policy direction established in the Urban Center – North land use designation, Objectives LU-YY and LU-ZZ, Policies LU-297 through LU-313 (Urban Center-North 1 Zone) or Objectives LU-AAA and LU-BBB, Policies LU-314 through LU-316 (Urban Center – North 2 Zone), and the Community Design Element of the Comprehensive Plan.

(Ord. 3722, 4-25-1983; Ord. 4404, 6-7-1993; Ord. 4473, 9-12-1994; Ord. 4502, 3-13-1995; Ord. 4523, 6-5-1995; Ord. 4537, 6-19-1995; Ord. 4614, 6-17-1996; Ord. 4631, 9-9-1996; Ord. 4649, 1-6-1997; Ord. 4773, 3-22-1999; Ord. 4802, 10-25-1999; Amd. Ord. 4963, 5-13-2002; Ord. 5027, 11-24-2003; Ord. 5100, 11-1-2004)